

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF NUESTRA COMUNIDAD, ROXBURY MULTI-SERVICE
CENTER, ROXBURY-NORTH DORCHESTER NRC, AND THE CODMAN SQUARE CDC
AS REDEVELOPERS OF THE INFILL PARCELS IDENTIFIED BELOW, IN THE
ROXBURY-NORTH DORCHESTER NEIGHBORHOOD AREAS.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into an agreement for Community Planning and Development with the City of Boston and the Federal Government, which agreement provides for Planning and Financial Assistance in the General Neighborhood Renewal and Planning Area of Roxbury and North Dorchester, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Planning and Development with Federal financial assistance, including those conditions that prohibit discrimination because of race, color, sex, religion or national origin, and

WHEREAS, the four Community Development Corporations have expressed an interest in and have submitted a satisfactory proposal for the development of the Seventeen Vacant Infill Structures in the Roxbury-North Dorchester Area, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Nuestra Comunidad, Roxbury Multi-Service Center, Roxbury-North Dorchester NRC, and the Codman Square CDC be and hereby are tentatively designated as Redevelopers of the following Parcels in the Roxbury-North Dorchester Planning and Renewal Area, subject to
 - (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
 - (b) Submission within ninety (90) days in a form satisfactory to the Authority of :
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development schedule and pricing schedule.
2. That disposal of the Seventeen Vacant Infill Structures by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being

utilized to avoid or minimize damage to the environment.

4. That the developers be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

<u>REDEVELOPER</u>	<u>PARCEL</u>	<u>ADDRESS</u>	<u>UNITS</u>
<u>NUESTRA COMUNIDAD</u>	711	8 Dunmore Street	4
	711	263 Eustis Street	4
	650	105 George Street	4
	508	120 George Street	4
	2	28 West Cottage Street	4
			<u>20 Units</u>
<u>ROXBURY MULTI-SERVICE CENTER</u>			
	900	564 Blue Hill Avenue	4
	756	25 Dale Street	4
	940	15 Kensington Street	4
	1448	980 Tremont Street	4
			<u>16 Units</u>
<u>ROXBURY-NORTH DORCHESTER NRC</u>			
	1742	165 Martin Luther King Blvd.	4
	1742	169 Martin Luther King Blvd.	8
	745	20 Rockland Street	4
	692	24 Rockland Street	4
			<u>20 Units</u>
<u>CODMAN SQUARE CDC</u>			
	1535	60 Norwell Street	4
	1535	70 Norwell Street	4
	2062	65-69 Nightingale Street	12
	3481	3 Johnson Terrace	8
			<u>28 Units</u>

*Roxbury-North Dorchester
Neighborhood Revitalization Corporation*

62 Warren Street
Roxbury, Massachusetts 02119
(617) 442-5900

March 10, 1986

Ms. Charlene Regan
Boston Redevelopment Authority
One City Hall
Boston, MA

RE: BRA Infill Project

Dear Charlene:

As a result of discussions and meetings we have had with you and other BRA staff regarding the above subject, I would like to confirm Roxbury-North Dorchester Neighborhood Revitalization Corporation's (NRC) interest in being designated as the developer of certain BRA-owned parcels known as the Infills.

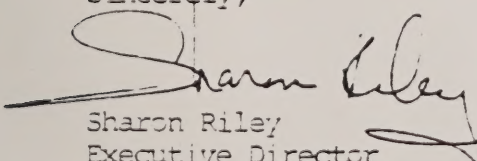
The specific parcels of interest to NRC involve 20 units and are located at:

165-169 Martin Luther King Blvd.
20 Poekland Street
24 Poekland Street

It is my understanding that BRA's current timetable includes tentative developer designation at BRA's March 20 Board meeting and that the BRA staff is committed to providing technical and resource development assistance with the objective of developing the Infill units as affordable resident-owned units for low/moderate-income households.

For the record, we are pleased over BRA's decision to develop these units as low/moderate-income housing and particularly pleased by its decision to pursue resident-ownership options for the Infills.

Sincerely,


Sharon Riley
Executive Director

cc: Bob McGilvray, BRA
Huguess Monestime, BRA
NRC Board of Directors

QUINCY GENEVA HOUSING CORPORATION
317 Blue Hill Avenue
Roxbury, Massachusetts 02121

March 5, 1986

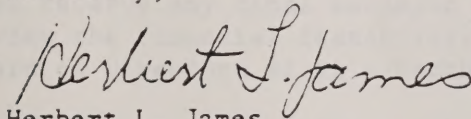
Mr. Tom O'Malley
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Tom:

This letter is to acknowledge that on the third Thursday of February, the Board of Directors of Quincy-Geneva Housing Corporation expressed enthusiastic interest in participating in the "Infill Project". The Board, however, is concerned about the financial package, noting the extraordinary costs of rehabilitating the units.

But the Board is looking forward to continuing discussions with the intent on helping formulate a sound development project, mutually satisfactory to all interested parties.

Sincerely,



Herbert L. James
Executive Director

HLJ:mlp

cc: Charleen Regan
Bob McGilinray

CODMAN SQUARE HOUSING DEVELOPMENT CORP.

SIX NORFOLK STREET
DORCHESTER, MASS. 02124
TEL. 825-4224

March 5, 1986

Stephen Coyle, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02201

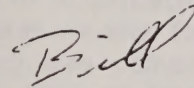
Dear ~~Mr.~~ *Steve* Coyle:

I am writing to confirm the interest of the Codman Square Housing Development Corporation in pursuing opportunities to develop the "Infill Buildings" in our area. These buildings have been an eyesore to our neighborhood for many years and are potentially an excellent opportunity for us to provide much needed housing for large low-income families.

While I have spoken with many of my Directors and anticipate no problem, I must reserve any final decision until we have had a better opportunity to review the financial feasibility and I receive a confirmatory vote of my Board of Directors at it's March 8, 1986 meeting.

Looking forward to working with you on this project.

Sincerely,



William H. Jones,
Executive Director

WHJ/gb

1. Name of CDC: Codman Square Housing Development Corporation
2. Address: 6 Norfolk Street, Dorchester, MA 02124
3. Phone Number: 825-4224
4. Board President: James G. Keefe
5. Executive Director: William H. Jones
6. Contact Person: William H. Jones
7. Age of Organization: 3 years
8. Make up of Board: Elected 7 Appointed 2
9. No. of Staff: Full Time 3 Part Time Interns
10. Projects: Completed and in Planning
 - o Norfolk Terrace Apartments. The centerpiece of CSHDC's accomplishments to date is the successful acquisition, development and rent-up of 17 units of low and moderate income housing. The half million dollar project was financed by grants and loans from the Massachusetts Government LandBank, the City of Boston, the Executive Office of Communities and Development, the Metropolitan Area Planning Office of Communities and Development, the Metropolitan Area Planning Council, the Community Economic Development Assistance Corporation and the Bank of Boston. The buildings had had several suspicious fires and were in a serious state of disrepair. Acting as developer, the CSHDC completely rehabilitated the buildings, including kitchens, baths, walls, floors, ceilings, plumbing and wiring. The site, once a blight in the community, has been completely landscaped, with parking for 12 cars and a small tot lot. The CSHDC received nearly 170 applications over a two day rent-up period and 17 low and moderate-income families have been selected as tenants. The final building was completed and fully occupied in September of this year. This project has been featured prominently as a model for development under the Boston Housing Partnership.
 - o Homesteading Project. Under contract with the City of Boston, the CSHDC has sponsored a homesteading program in the Codman Square area. Homesteading is a program where vacant and abandoned 1-3 family properties are rehabilitated through a combination of City grants and "sweat equity" contributed by the new owners. The CSHDC identifies the properties to be rehabilitated works with local contractors during the construction process, and screens and recommends (for final approval by the City) the new owners of the property. To date, 6 properties have been rehabilitated and another 10 are scheduled for rehabilitation within the next year.
 - o Latin/Lithgow Project. The CSHDC helped to organize a development team which would seek to redevelop the Latin Academy and Lithgow buildings in Codman Square. The development team,

Organizations History and Structure

HISTORY

The CSHDC is a multi-racial community-based organization which was formed in 1981 by a group of concerned neighbors, merchants and housing activists in the Codman Square Section of Dorchester. Housing conditions and opportunities for low and moderate-income families in this area had been steadily declining during the previous ten years as a result of many factors, among these were:

- o Widespread disinvestment, tax delinquency, absentee ownership and abandonment which plagued significant portions of the community;
- o A wave of arson fires that hit the Codman Square area leading to the demolition of more than 20 buildings and 100 units of housing; and
- o A back to the city movement which occurred in the latter part of the decade, a movement which resulted in rapidly rising property values and, concurrently, rents and mortgages.

The CSHDC was formed to combat these problems. Its goal is to address both the blighted and arson prone conditions which characterize some parts of the community while preserving low and moderate-income housing opportunities in a generally appreciating real estate market.

STRUCTURE

The CSHDC has two corporate members, the WeCan Neighborhood Improvement Association and the Codman Square Community Development Corporation. These two non-profit organizations have in the past several years represented and drawn their membership from the areas surrounding the Codman Square commercial district on both sides of Washington Street. The by-laws of the CSHDC call for a board of thirteen, eight of whom must be community residents and five of whom may live outside the community but must have housing related skills and experience to contribute to the organization. Nominations to fill the original board seats were voted on and approved by the corporate members.

Currently four vacancies exist on the board, one community seat and three non-community seats. In addition, the WeCan, NIA has been inactive for approximately nine months and by-laws are being amended to insure a representative election prior to filling vacancies.

The current board membership is representative of both the community and a number of housing and development related disciplines. It meets regularly once a month, with an executive committee available for direction and guidance in the interim. The staff consists of the Executive Director, Associate Director for Management and recently hired Associate Director for Development. The latter will be responsible for development work under the Boston Housing Partnership program. Board members have provided consultant services to the staff in the areas of housing management, design and fund raising.

consisting of three local community organizations (including the CSHDC), Robert Walsh Associates, and Peabody Construction Company, has been designated developer of the Latin Academy building by the City of Boston's Public Facilities Department. Plans call for a \$6.6 million conversion of the building into 100 units of elderly and family housing. The community groups will have a twenty percent share in any of the profits generated by the project, and will have input into design, construction and management operations. The group is now seeking developer designation for the Lithgow building, with plans calling for the revitalization of this block as the prime commercial/retail center in the community.

- o Codman Square National Historic District. The CSHDC, in conjunction with the Trust for Historic Preservation and the Boston Architectural Commission, sponsored and managed a project in which four buildings in Codman Square, including the Latin and Lithgow buildings mentioned above, were evaluated for potential designation as National Historic Landmarks. After completing three months of research, the application was prepared and submitted to the U.S. Department of the Interior. The designation was subsequently granted. In addition to contributing to the historic character of the community, such a designation can provide significant tax credits as an incentive for private development.
- o Champlain Circle Manufactured Housing. The CSHDC is in the process of development 7 triplex manufactured housing units to provide 21 dwellings for low and moderate income families and individuals. This project is being supported by the NDEA's Manufactured Housing Demonstration Program and the BRA.

1. Name of CDC: Nuestra Comunidad Development Corporation
2. Address: 409 Dudley Street, Roxbury, MA 02119
3. Phone Number: 427-3599
4. Board President: Sonia Suarez
5. Executive Director: Melvyn Colon
6. Contact Person: Melvyn Colon, Executive Director
7. Age of Organization: 4 years
8. Make up of Board: Elected 9 Appointed 6
9. No. of Staff: Full Time 2 Part Time 1 Interns as needed

10. Projects:

A. Completed

1. Dudley-Hampden - After taking the lead in its development in March 1983, Nuestra finally closed on the Dudley-Hampden project in January of 1984. Construction started in March and is projected to be completed in December. The first six units will be occupied in June. This project will provide safe sanitary housing for 20 current tenants and will bring back into the market 6 units which are currently abandoned. It will also create 3 new commercial spaces currently in use.
2. 375-385 Dudley Street - Nuestra succeeded in preventing the City from auctioning this nine unit tenanted building by entering into an informal agreement to manage it until we could purchase it. Nuestra met with the tenants and helped form them into an organization, the Dudley Tenants Organization. Nuestra also opened a bank account in their name where rent would be paid. Nuestra purchased oil and hired a handy-man to keep the boilers going. In this way the tenants had housing and the building survived through a harsh winter.

Nuestra has almost completed the development of this building, having secured financing commitments from the Land Bank and the Enterprise Foundation. Nuestra is also confident of obtaining nine 707 units from the Boston Housing Partnership. Construction financing will come from the First National Bank in time for an anticipated September ground breaking.

B. In Planning

Enterprise Foundation - Although we did not actively seek this, the Enterprise Foundation is considering the possibility of supporting Nuestra activities. The Foundation's interest in participating in 375-385 Dudley Street opens up many exciting possibilities. The

Organization's History and Structure

HISTORY

Nuestra Comunidad Development Corporation grew out of nearly a decade of efforts by community residents and agencies to address the problems created by disinvestment in the Dudley Street neighborhood. Despite being located between two commercial nodes that have received substantial municipal resources, Dudley Station and Upham's Corner, the Dudley Street neighborhood had been ignored for years by State and City policy makers. The exception to this was the significant investment in demolition made by the City in the 70's. The mostly Hispanic and Cape Verdean population lived in relative isolation and had no development entity in which to channel their interest in the revitalization of the neighborhood. Recognizing this, and realizing that it would soon be an island in an urban waste-land of abandoned buildings and trash-filled lots, La Alianza Hispana, a social service agency, joined forces with the Hispanic Office of Planning and Evaluation (HOPE) to create Nuestra CDC.

As part of the founding effort, the organizations held many community meetings to generate ideas, set forth shared values, and identify a core of interested residents and workers around which to build an organization. These residents and workers came from many different walks of life; there were housewives, laborers, social service workers; professionals in planning, architecture, social work, education, law, and so forth. It is the combination of grass roots and professional elements that has given Nuestra its dynamic character, and made it an effective vehicle for the implementation of a community revitalization strategy.

Other organizations such as the Central Roxbury Community Land Trust, WAITT (We're All In This Together) House and Asamblea Cristiana Pentecostal as well as owners of local businesses are represented on the NCDC Board.

The first year and a half was spent mainly in outreach and planning in order to come to grips with available human and material resources and to establish a development agenda for the future. The results of these efforts were numerous community meetings, presentations, and a document prepared by an MIT Total Studio, From the Ground Up; A Strategy for the Dudley Street Neighborhood (1981). Nuestra also worked to establish a garden next to La Alianza with the assistance of Boston Urban Gardners and the Boston Natural Areas Fund. Nuestra explored the feasibility of setting up ventures, including Con Salsa Productions which would have produced radio and TV features of interest to Hispanics to distribute nationally.

With the addition of a project-related staff person in 1983, Nuestra entered another phase in its development; direct involvement in housing development. The extremely complex and precarious Dudley-Hampden project greatly increased the staff's and Board's experience and sophistication. It also introduced the organization to the local and the national development network.

STRUCTURE

The following chart illustrates Nuestra's Organizational structure.

MEMBERSHIP

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Community Development Committee	Housing Committee	Land Use Committee	Economic and Employment Development Committee
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Tenant Selection
Committee

Membership - Membership is open to all community residents who are 18 years of age or older and to a limited number of non-residents who either work in the area or want to lend their specific skills to the development process. Members participate in the definition of the overall goals of the organization at yearly meetings through their right to an equal vote in the elections of the Board of Directors and more frequently through their right to serve on one or more Board committees as a voting member.

Board of Directors - Nuestra has a 15 member Board of Directors which is elected yearly for three year staggered terms. Nine members of the Board are elected by the membership. Six are appointed by La Alianza Hispania, Inc. The Board meets monthly on the third Thursday of the month. The Board makes decisions on the overall planning of the implementation of Nuestra's goals and objectives.

Committees - Nuestra has a seven member executive committee which is elected by the Board of Directors and five committees of the Board.

Staff - Since January Nuestra has had three staff persons; two full-time, a Director and a housing planner/project manager, and a part-time community developer. The community developer, who was shared with Abrams Management Company, will be working full-time with Abrams because of a better career opportunity. Nuestra plans to leave the third position vacant until January when a community organizer will be hired.

In addition, many Board members contribute much time and effort to the organization, in planning and implementation.

Nuestra's staff works very closely with the Board committees to implement its revitalization strategy. Each of Nuestra's five committees corresponds to one of its four organizational objectives and is responsible for the performance of specific tasks toward the accomplishment of its objective.

COMMUNITY DEVELOPMENT COMMITTEE

OBJECTIVE: The development of the community's awareness and involvement in the revitalization process.

TASKS:

- *Community Outreach
- *Board and Membership Orientation
- *Membership Drives
- *Fund Raising Events

STAFF: Members of the Community Relations Committee, its Chairperson and the Executive Director.

COMMENTS: The principal task of the Community Development Committee thus far this year was the planning and implementation of the annual meeting, held in January. The Committee is currently planning an Occupancy ceremony for the Dudley-Hampden project. It is our hope that with the hiring of a community organizer this committee will become more active.

HOUSING COMMITTEE

OBJECTIVE: The development and rehabilitation of low and moderate income housing.

TASKS:

- *Identify buildings that evidence mis-management or abandonment.
- *Prevent the demolition and vandalism of abandoned buildings.
- *Determine suitability of rehabilitation of buildings.
- *Explore and implement mechanisms for property acquisition.
- *Develop and implement housing rehabilitation and marketing plans for properties.

STAFF: Members of the Housing Committee, its Chairperson, the Executive Director, and the Housing Planner.

COMMENTS: Because of the organization's emerging emphasis on housing this has become an important planning group. Many of the Board's decisions, including the decision to drop out of the Partnership, relied heavily on discussions, which took place in this committee's meetings. The possibility of new resources becoming available in the near future has prompted this committee to start planning for the longer term. The Committee meets as needed.

LAND USE COMMITTEE

OBJECTIVE: The optimal use of vacant land.

TASKS: *Identify land suitable for gardens, park or recreation areas.
 *Plan and implement land use projects.
 *Acquire vacant land for community use.
 *Coordinate maintenance mechanisms for Land Use Projects.

STAFF: Members of the Land Use Committee, its Chairperson, the Executive Director and student interns.

COMMENTS: This Committee could be Nuestra's most important committee given preponderance of vacant land in the neighborhood. However, thus far, it has not met in 1984. This will change soon as we shift emphasis from rehab to new construction and vacant land. Also, an important function of the new position to be created, community organizer, will be to organize around issues related to vacant land.

ECONOMIC AND EMPLOYMENT DEVELOPMENT COMMITTEE

OBJECTIVE: The development of industrial and commercial enterprises that create jobs and revenues for the community.

TASKS: *Assess the employment and training needs of area residents.
 *Identify profitable ventures for job creation and the generation of revenues for the community.
 *Sponsor the establishment of for profit ventures.
 *Coordinate the training and employment of community residents in Nuestra sponsored ventures.

STAFF: Members of the Economic and Employment Development Committee, its Chairperson, the Executive Director and student interns.

Tenant Selection Committee - The Tenant Selection Committee is an ad hoc committee formed at the beginning of 1984 to select residential and commercial tenants for 375-385 Dudley Street. Its voting members include three Board members and all 9 residential tenants at 375-385 Dudley Street. The Committee meets as needed and will probably cease to exist after rehab, depending on 707 tenant selection requirements.

Decision-Making - Decisions are usually made by the Board of Directors at monthly meetings after discussion both at the Board level and at the committee and staff level. Many of the decisions made by the staff concern day to day operations or the type of funding to be sought. Also many informal meetings take place with the Directors of La Alianza Hispana to generate ideas.

1. Name of CDC: Roxbury/North Dorchester Neighborhood Revitalization Corporation
2. Address: 62 Warren Street, Roxbury, MA 02119
3. Phone Number: 442-5900
4. Board President: Gloria Fox
5. Executive Director: Sharon Riley
6. Contact Person: Sharon Riley, Director
7. Age of Organization: 3 year
8. Make up of Board: Elected 6 Appointed 3
9. No. of Staff: Full Time 4 Part Time Interns
10. Projects: Completed and in Planning

Housing Counseling - this project has been supported for three years with CDBG funds. It has provided assistance to 548 families. Services include landlord/tenant relations, assistance in application for housing subsidies, assistance with housing search, fair housing counseling, budgeting, and home ownership counseling. This program is ongoing, however, since the acceptance of a new position by its primary staff person, duties are being shared by the other staff members. A new Housing Counselor will be retained upon approval of funds.

108 Waumbeck Street

The activities proposed for this project include review by the contractor of construction costs and identification of a new construction financing vehicle. In addition to investigating conventional options, NRC has contacted the City of Boston for consideration under the new Abandoned Housing initiative. Proposals to several foundations for construction grants are also being considered. By mid-summer NRC expects to have made a final feasibility evaluation on this project.

Concurrent with the effort to salvage the 108 Waumbeck Street project, the Development Coordinator is seeking other opportunities to develop the "economium" model. Additional permanent financing from MHFA, and assistance through the Urban Homesteading program will be sought.

While this project has been discouraging NRC feels that the effort to provide low cost ownership opportunities to Roxbury/North Dorchester residents is appropriate. A great deal has been earned from this process, and more appropriate staff has been retained to follow this project through.

Boston Housing Partnership

Selected to acquire, rehabilitate and manage 96 units through the Boston Housing Partnership, RNDNRC has assembled a development team of Edward Brice, development consultant, Chisom and Washington, architects, Simmons and Savage, legal counsel, Bryant Construction Co., general contractor, and, Chesterfield Associates, management agent.

Application for permanent financing through MHFA is being prepared for submission. Official action status has been granted. Application has been made to the City of Boston for the abatement of outstanding taxes.

It is anticipated that one property will close in early July. The remaining five will be acquired by October, at which time property management and construction will begin. Rehab is expected to be complete by November, 1985.

Employment Opportunities

Under the sponsorship of RNDNRC, two new employment options for area residents are in the early stages of exploration.

One, the conversion to cooperative ownership of a successful printing company, will provide equity and jobs for 16 persons. The other project would train 10 persons in construction skills sufficient for them to enroll in apprentice programs.

Organization's History and Structure

HISTORY

The Roxbury-North Dorchester Neighborhood Revitalization Corporation was originally created in 1979 as the housing development subsidiary of the Roxbury-North Dorchester Area Planning Action Council, Inc. Recognizing the extent to the housing and economic needs in the APAC service area, it was decided that an organization which focused on housing and economic revitalization was needed.

In April, 1981, RNDNRC began its operations. A major portion of the first year's activities involved Board development, planning and community outreach. The mission of the organization, as described and developed during that period, is the recognition of housing as a basic human need and the development of a framework for creating and maintaining affordable home ownership and rental opportunities for the residents of the Roxbury-North Dorchester community.

The guiding principle of Roxbury-North Dorchester NRC is the production of affordable housing for area residents. Having lived in the neighborhood when it was impossible to get a loan to buy or fix-up a property, and nearly as difficult to rent a unit in decent condition, it seems appropriate that those who remained through the worst times should be able to share in the resurgence of the urban neighborhood.

In order to assist families in meeting this goal, RNDNRC maintains a housing counseling program which is funded through the City of Boston's Community Development Block Grant program. The program provides landlord/tenant counseling, housing referrals for low/moderate income families in need of housing and home ownership counseling for lower income buyers. Since its inception, 548 clients have been assisted with rental referrals; families have received home ownership counseling, assistance was provided to a tenants association in Roxbury, a two hour seminar on subsidized housing has been conducted with a group of mothers participating in Head Start, a conference on "Alternative Homeownership" was co-sponsored with Roxbury Community College, a budget and credit work shop, and a Fair Housing work shop have been conducted.

RNDNRC is selecting real estate development projects which are expected to have their impact as models for replication. The first housing development is a three unit structure at 108 Waumbeck Street. This abandoned property, owned by the City of Boston through tax foreclosure, is an example of the problems and the potential of the area. RNDNRC successfully petitioned the Real Property Department to have the property transferred to the Public Facilities Department, which will in turn, transfer title to the Revitalization Corp. for \$1,000.00. The Eliot Savings Bank made a preliminary commitment to finance the rehabilitation of this building into three "economijums", priced so that moderate income families would be able to own them.

Roxbury-North Dorchester NRC has been designated for funding to rehabilitate and manage 96 units through the Boston Housing Partnership. Administrative costs will be funded by the Partnership.

The major weakness of RNDNRC are two; the existing staff has been too small to carry out the range of projects necessary to accomplish its long range goals both in terms of the availability of time and in the depth of skills needed to staff them. The other weakness, which we hope to rectify this year, is the lack of a long range strategic plan for the organization. We anticipate retaining an organizational development consultant to plan both programs and resource needs.

NRC's strengths are also two. We have learned from past programs in our community, and are taking on the do-able project. We could not maintain credibility with our constituents if we began promising to transform the neighborhood - they have heard that from a succession of programs and agencies, and it hasn't happened. A result of our first strength is our second; RNDNRC has broad representation from our community and is gaining new ideas and new interest from the residents of Roxbury-North Dorchester. This input will keep us honest with ourselves and will help us grow.

STRUCTURE

RNDNRC is governed by a nine member Board of Directors. Two-thirds of the Board are elected by RNDNRC's membership and one-third of the Board is appointed by the Roxbury-North Dorchester Area Planning Action Council, Inc. The Board meets monthly.

RNDNRC General membership is open to residents who are 18 years of age or older, who reside in the Roxbury-North Dorchester community and who pay a nominal membership fee. Associate membership is open to any interested persons regardless of age or residency.

Currently RNDNRC has six committees. The Executive Committee, established according to RNDNRC by-laws, is comprised of Board officers and one additional board member. This committee generally meets once a month between Board of Director's meetings. The remaining committees are open to the membership and are as follows:

- o Finance Committee - Reviews annual budget prepared by the Administrator and is responsible for planning local fundraising activities. The committee is chaired by a Board member, and includes the Board's treasurer as well as two individuals from the general membership. The committee has met three during the past year.
- o Nominating Committee - Comprised of two Board members, this committee is responsible for nominating board officers and recommending nominating procedures for annual elections. Committee has met twice this past year.
- o Membership Committee - Responsible for community outreach and membership recruitment. Has met twice in past year, is comprised of Board's Chairperson, Gloria Fox, the board's clerk, and two persons from the general membership.

- o Housing Committee - Created to provide input in NRC's overall housing programming and development strategy. The committee meets and is comprised of four board members and ten individuals from the general membership. This Committee, with its Sub-Committee, the Management Sub-Committee, have been very active in guiding RNDNRC through the Boston Housing Partnership process and planning.

RNDNRC currently has three staff persons. The Director, Sharon Riley, is the chief staff person and is responsible for the day-to-day administration of the organization and for carrying out program and housing development as well as organizational policy developed by the Board. She is also responsible for budget planning and administration, fundraising via proposal requests to public and private sources, the provision of staff assistance to the Board and committees, and hiring and supervising NRC staff.

The Development Coordinator is Frank Robinson. His responsibilities include restructuring 108 Waumbeck Street, identifying new low cost housing development opportunities, administering the low cost Bank of New England loan program, and assisting with the Boston Housing Partnership.

Cynthia Younger is the Administrative Assistant and is responsible for all clerical tasks, bookkeeping, and pre-screening of housing counseling clients.

Recently, the staff person responsible for administering the housing counseling program accepted a position as the Director of the Mount Bowdoin/Glenway Neighborhood Housing Services program. Upon approval of funding for this position, a new counselor will be retained. In the interval, the Director and the Development Coordinator share responsibility for this function, with the assistance of a Commonwealth Service Corps. volunteer.

In general, the Board of Directors is responsible for policy decisions and the staff is responsible for program implementation decisions. Meetings of the Board of Directors, and the Committees are open to the Membership and to the public. Consideration is given to issues raised by any of the above groups.



Nuestra Comunidad Development Corporation

391 Dudley Street Roxbury, MA 02119 617-427-3599

6 March, 1986

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA

Mr. Coyle:

Nuestra Comunidad Development Corporation has for the past few months been meeting with members of your staff concerning the five infill properties in our CDC target area. These buildings are numbered 8 Dunmore St., 105 George St., 120 George St., 263 Eustis St., and 28 W. Cottage St. Our interest in developing these properties dates back to 1982.

Based on our discussions with BRA staff, Nuestra would like to request tentative designation as developers for the above referenced properties. Such designation would allow us to pursue the financing necessary to bring this development to fruition. We will continue to work closely with the BRA staff assigned to the infills in order to carry out our mutual goals of affordable homeownership opportunities to low/moderate income families.

Respectfully,

Melvyn Colón
Executive Director

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLET, ASSISTANT DIRECTOR FOR COMMUNITY DEVELOPMENT,
PETER DREIER, ASSISTANT DIRECTOR FOR HOUSING, ROBERT MC GILVRAY
CHIEF OF REHABILITATION AND CHARLEEN REGAN, SENIOR RESIDENTIAL
PLANNER

SUBJECT: TENTATIVE DESIGNATION OF FOUR COMMUNITY DEVELOPMENT CORPORATIONS
AS REDEVELOPERS OF SEVENTEEN INFILL HOUSING PROPERTIES LOCATED
IN ROXBURY AND NORTH DORCHESTER

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE NUESTRA COMUNIDAD, ROXBURY MULTI-SERVICE CENTER, ROXBURY-NORTH DORCHESTER NRC, AND THE GODMAN SQUARE CDC AS THE REDEVELOPERS OF 17 VACANT INFILL STRUCTURES, CONTAINING 84 DWELLING UNITS.

In October of 1979 the Authority acquired a group of HUD foreclosed properties that were part of an Infill Housing Program undertaken by HUD and a private developer in 1969 and 1970. There are seventeen vacant buildings located on fourteen parcels of land, and the buildings are masonry and reinforced concrete structures containing 3, 4, and 5 bedroom units.

The buildings were assembled by the staff into manageable financial groupings and by geographical location. Recent development interest in these buildings has been declared by certain local community development organizations, and the four groups listed above have a record of rehabilitation development experience. All of the units have been planned for rehabilitation into affordable housing for low to moderate income families.

Local neighborhood organizations have been informed of the plan to create large residential units in these vacant structures, 100% of which will be available to families whose income falls at or below 80% of the SMSA median income. The developers will be required to include resale controls whose objective is to prevent speculation and to preserve affordability over time.

The Tentative Designation will consist of the following community development groups and the following properties:

<u>REDEVELOPER</u>	<u>PARCEL</u>	<u>ADDRESS</u>	<u>UNITS</u>
<u>NUESTRA COMUNIDAD</u>	711	8 Dunmore Street	4
	711	263 Eustis Street	4
	650	105 George Street	4
	508	120 George Street	4
	2	28 West Cottage Street	4
			<u>20 Units</u>

ROXBURY MULTI-SERVICE CENTER

900	564 Blue Hill Avenue	4
756	25 Dale Street	4
940	15 Kensington Street	4
1448	980 Tremont Street	4
		<u>16</u> Units

ROXBURY-NORTH DORCHESTER NRC

1742	165 Martin Luther King Blvd.	4
1742	169 Martin Luther King Blvd.	8
745	20 Rockland Street	4
692	24 Rockland Street	4
		<u>20</u> Units

CODMAN SQUARE CDC

1535	60 Norwell Street	4
1535	70 Norwell Street	4
2062	65-69 Nighthale Street	12
3481	3 Johnson Terrace	8
		<u>28</u> Units

It is therefore recommended that the Authority tentatively designate Nuestra Comunidad, Roxbury Multi-Service Center, Roxbury-North Dorchester NRC, and the Codman Square CDC as redevelopers of the Infill Parcels listed above, and located in the Roxbury-North Dorchester Area.

An appropriate resolution is attached.



A-1914 (P)

INFILL BUILDINGS



ROXBURY

0 600 1200 2400 FEET





DORCHESTER